



APPLICATION ACCEPTED: April 25, 2008
PLANNING COMMISSION: October 16, 2008
BOARD OF SUPERVISORS: October 20, 2008

County of Fairfax, Virginia

October 9, 2008

STAFF REPORT ADDENDUM I

SPECIAL EXCEPTION APPLICATION SE 2008-LE-013

LEE DISTRICT

APPLICANT: Chevy Chase Bank, F.S.B.

ZONING: C-2 and HC

PARCEL(S): 81-4 ((4)) 6, 7

ACREAGE: 30,474 square feet (SF)

FAR: 0.11

OPEN SPACE: 31%

PLAN MAP: Office

SE CATEGORY: Category 5, Drive-In Financial Institution
Category 6, Waiver of Certain Sign Regulations

PROPOSAL: The applicant seeks a special exception to permit a drive-in financial institution in a Highway Corridor Overlay (HC) District, and a waiver of certain sign regulations to permit increased sign area.

STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2008-LE-013 subject to the Proposed Development Conditions in Attachment 1.

Staff recommends approval of a modification of the transitional screening along the southern property line, to that shown on the SE Plat.

Kelli Goddard-Sobers

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of a waiver of the barrier requirement along the eastern property line.

Staff recommends approval of a waiver of the loading space requirement.

Staff recommends approval of a modification of the trail requirement along Franconia Road to that shown on the SE Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

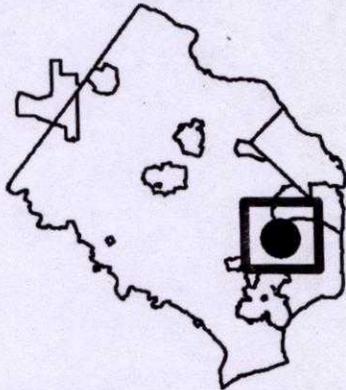
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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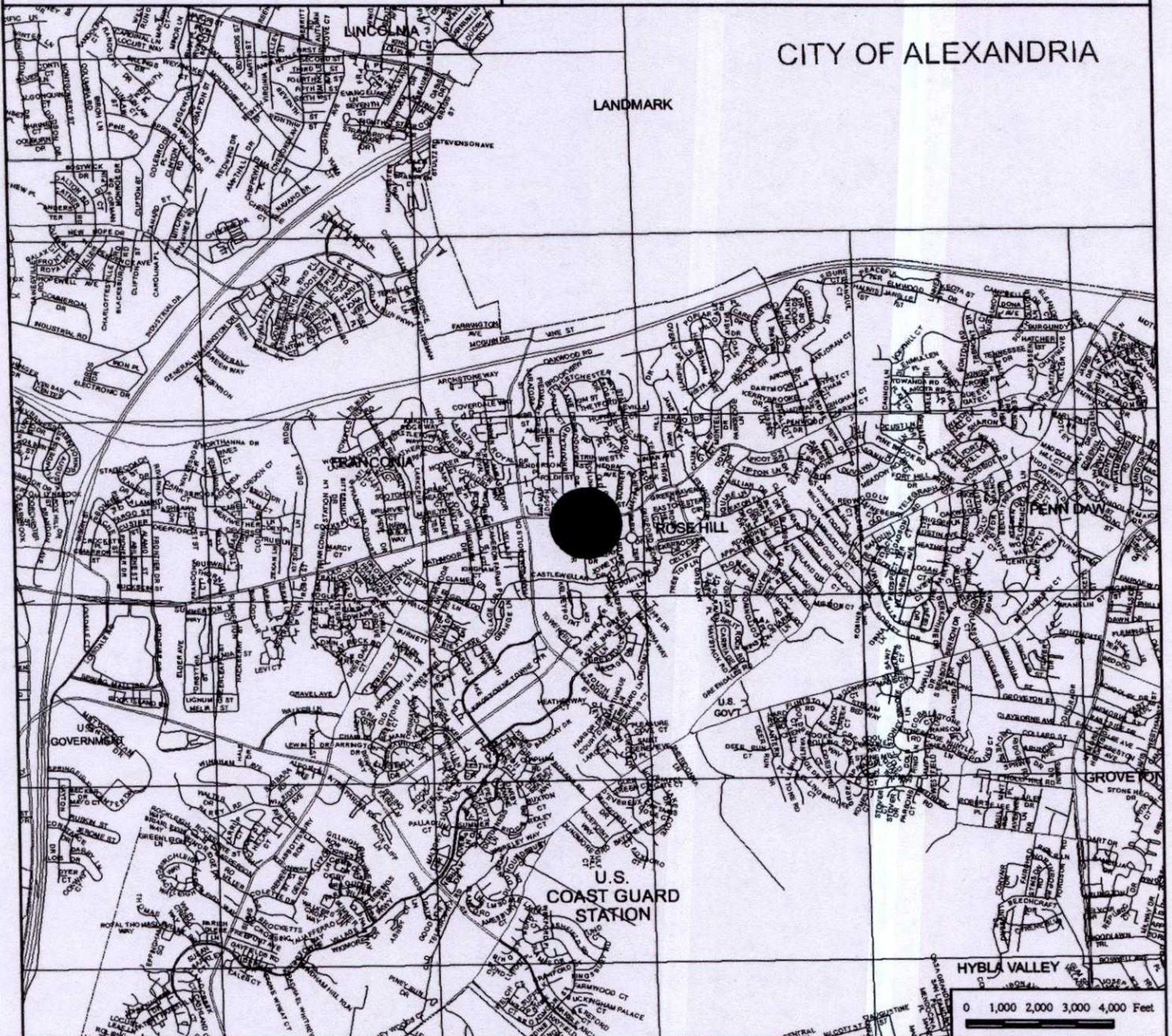
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception
SE 2008-LE-013



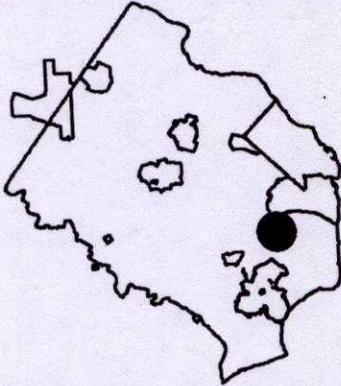
Applicant: CHEVY CHASE BANK, F.S.B.
Accepted: 04/25/2008
Proposed: DRIVE-IN FINANCIAL INSTITUTION IN A HIGHWAY CORRIDOR OVERLAY DISTRICT AND WAIVER OF CERTAIN SIGN REGULATIONS

Area: 30,474 SF OF LAND; DISTRICT - LEE
Zoning Dist Sect: 09-062007-0607
Art 9 Group and Use: 6-17 6-07
Located: 5511 & 5515 FRANCONIA ROAD
Zoning: C-2
Plan Area: 4,
Overlay Dist: HC
Map Ref Num: 081-4 /04/ /0006 /04/ /0007



Special Exception

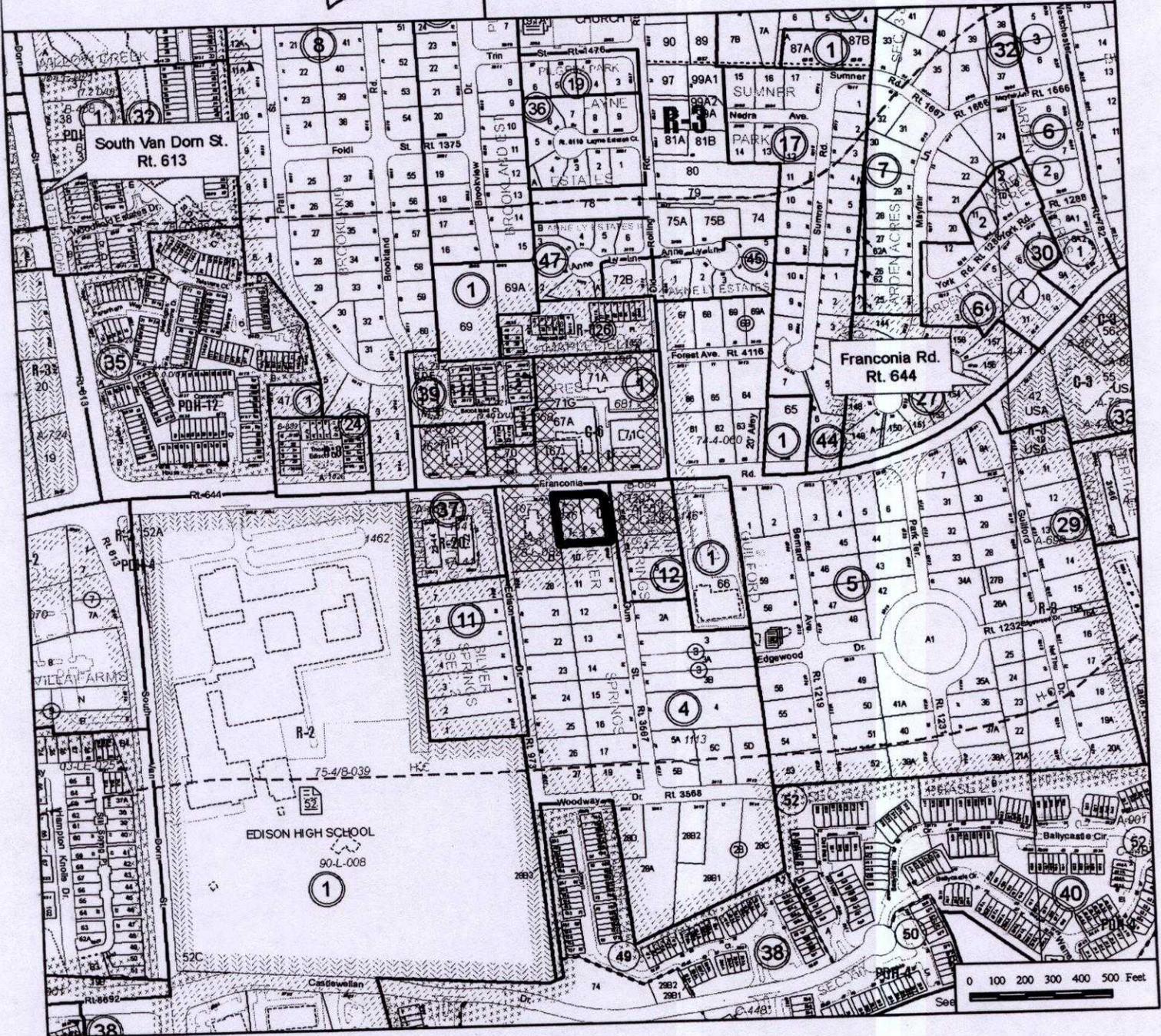
SE 2008-LE-013



Applicant:
Accepted:
Proposed:

CHEVY CHASE BANK, F.S.B.
04/25/2008
DRIVE-IN FINANCIAL INSTITUTION IN A
HIGHWAY CORRIDOR OVERLAY DISTRICT AND
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CIVIL & CONSTRUCTION ENGINEERS
LANDSCAPE ARCHITECTS
PROJECT MANAGER
PROJECT ENGINEER
PROJECT ARCHITECT
PROJECT SURVEYOR
PROJECT DESIGNER
PROJECT DRAFTER
PROJECT CHECKER
PROJECT REVIEWER
PROJECT APPROVER
PROJECT SEALER

NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION PLAN FOR

CHEVY CHASE BANK

5511 FRANCONIA RD.
FAIRFAX COUNTY
ALEXANDRIA, VA

BOHLER
INCORPORATED
10000 BOHLER DRIVE
ALEXANDRIA, VA 22304
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EXISTING CONDITIONS PLAN & EVM

2
OF 5

MISS UTILITY

GRAPHIC SCALE
1" = 50'

LOCATION MAP
SHOWING THE PROJECT SITE IN RELATION TO THE SURROUNDING AREA

EVM - CHEVY CHASE BANK - PREPARED BY SHAWN T. FROST, CIA

TABLE 1. COVER THE EXISTING VEGETATION - TYPE, SIZE, AND CONDITION, TO A 2" SCALE, S.E. 1/4, S.D. 2003

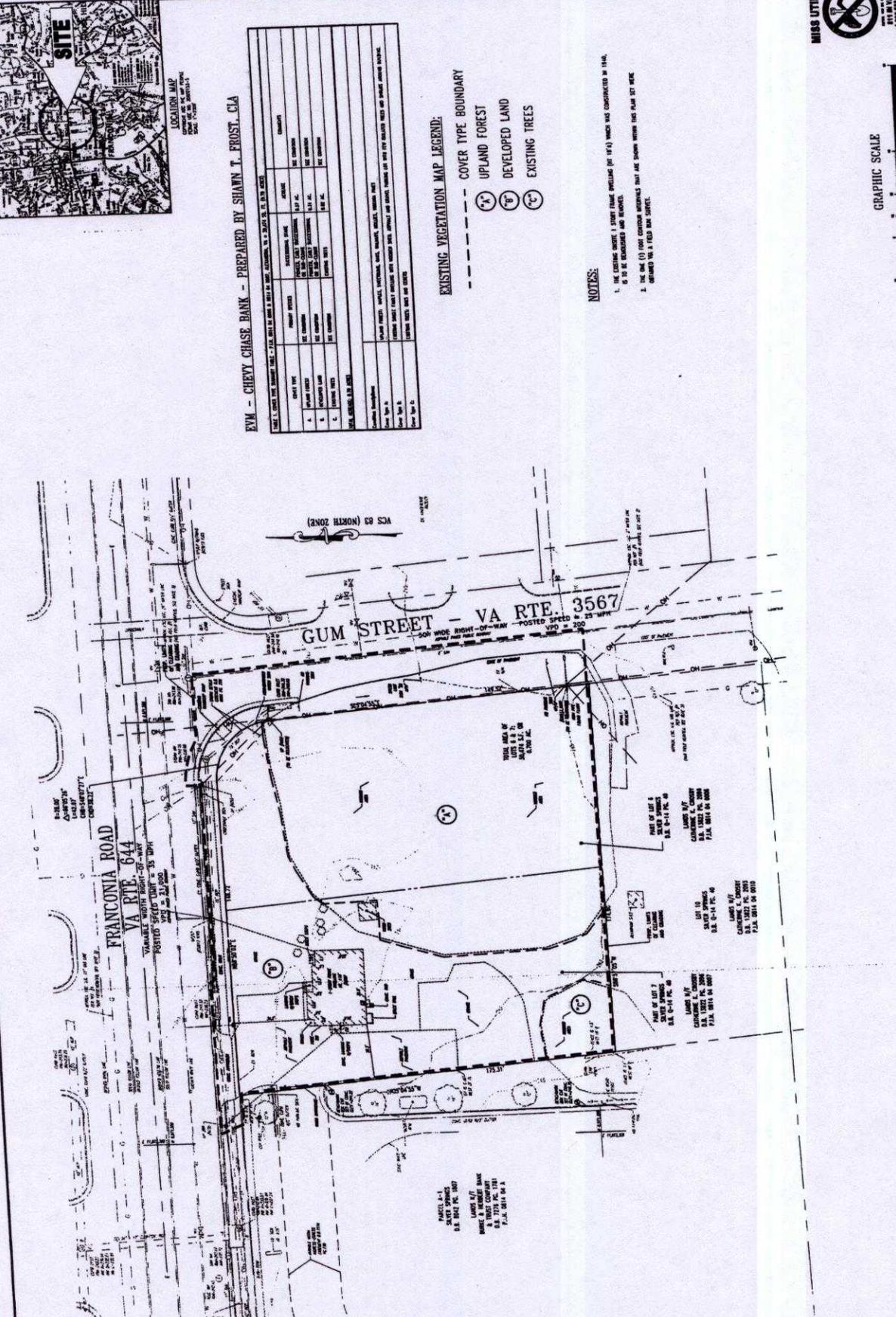
| NO. | VEGETATION TYPE | APPROX. SIZE | APPROX. CONDITION | REMARKS |
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NOTES:

1. THE EXISTING VEGETATION IS COVERED BY THE PROJECT WHICH WAS CONSTRUCTED IN 1994.

2. THE VEGETATION IS TO BE REMOVED AND REPLANTED WITH THE SAME SPECIES AS THE ORIGINAL VEGETATION.

3. THE VEGETATION IS TO BE REPLANTED WITH THE SAME SPECIES AS THE ORIGINAL VEGETATION.



EXISTING VEGETATION MAP LEGEND:

- COVER TYPE BOUNDARY
- UPLAND FOREST
- DEVELOPED LAND
- EXISTING TREES

NOTES:

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BACKGROUND

The applicant, Chevy Chase Bank, F.S.B., requests approval of a Category 5 Special Exception for a freestanding drive-in financial institution with two drive-through lanes in a Highway Corridor (HC) Overlay District, and approval of a Category 6 Special Exception for a waiver of certain sign regulations to allow three wall-mounted signs of approximately 35 square feet (SF) each, a total of approximately 105 SF, where 60 SF would be allowed by-right.

On September 10, 2008, the Staff Report was published for SE 2008-LE-013 which recommended denial of the proposed application. In staff's evaluation, the applicant's proposal failed to satisfy the Comprehensive Plan's requirement for extensive screening and buffering to protect adjacent stable residential neighborhoods. The applicant requested a modification of the transitional screening requirement of 50 feet between a drive-in financial institution and a single-family detached dwelling in lieu of a 16.66 foot wide strip of transitional screening and a seven (7) foot high masonry wall. In addition to the lack of screening, staff was concerned that the location of the drive-through lanes adjacent to the abutting residence to the south, combined with the extensive hours of operation, could result in noise, glare and other nuisance aspects for this existing residence.

A public hearing, which was scheduled before the Planning Commission for September 24, 2008, was deferred by the Lee District Planning Commissioner.

DISCUSSION

Revised Special Exception Plat

On October 2, 2008, the applicant submitted a revised Special Exception (SE) Plat (as revised through September 26, 2008), which is attached to this addendum report and listed as Attachment 2. Under this revised SE Plat, the applicant increased the width of the proposed transitional screening yard to the south from 16.66 feet to 25 feet. The seven-foot high masonry wall continues to be proposed. In order to increase the width of the transitional screening to the south, the applicant shifted the location of the building to the north by 5.4 feet, reduced the width of the landscaping strip along Franconia Road and reduced the width of the one-way driveway around the building from 18 feet to 16.5 feet. In addition, the five parallel parking spaces proposed along the northern property line were deleted. Four of these parking spaces were to the northern side of the proposed building and one space was added to the diagonal spaces located along the eastern property line.

In staff's opinion, the proposed changes to the SE Plat now provide adequate buffering to the abutting residence. Therefore, staff believes that the application is in conformance with the Comprehensive Plan. Furthermore, staff can now support the applicant's requested modification of the required 50 feet of transitional screening along the southern property line in lieu of the 25 feet of transitional screening and seven-foot high masonry wall.

Zoning Ordinance Provisions

As discussed in the staff report, due to the insufficient screening to the south, staff found that the application failed to satisfy several special exception standards. Below, staff re-examines those standards in light of the revised SE Plat.

Paragraph 1 requires that the proposed use be in harmony with the Comprehensive Plan. With the provision of additional transitional screening to the south, staff now concludes that the proposed financial institution with two drive-through lanes is in harmony with the land use recommendations of the Comprehensive Plan. Staff continues to recommend a development condition to reduce the hours of operation on the site in order to mitigate any adverse impact on the residence to the south. Therefore, with the implementation of the staff-proposed development conditions, this standard has been met.

Paragraph 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that the location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. As discussed previously in this addendum, with the 25 feet of transitional screening and the seven-foot high masonry wall, staff finds that the proposed use would not adversely affect the neighboring residential use to the south. Staff believes that the revised layout provides sufficient screening between the financial institution and the single family detached dwelling to mitigate any impacts on the abutting properties; therefore, this standard is satisfied.

Paragraph 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. As previously noted, an unbroken 50-foot wide strip of transitional screening is required along the southern boundary between the proposed drive-in financial institution and the existing single-family detached dwelling. The applicant has requested a modification of the transitional screening requirement in lieu of a 25-foot wide strip of transitional screening with a seven-foot high solid masonry wall. Staff now supports the requested modification; therefore, staff finds that this standard has been satisfied.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

In the previously published staff report, staff recommended that the proposal be denied as it did not meet the Comprehensive Plan guidance for this site which

notes the need for "extensive screening and buffering" on commercial land to protect adjacent stable residential neighborhoods. Furthermore, the Policy Plan states that drive-through commercial facilities "should be approved only if the size and the configuration of the lot are adequate." The applicant has now revised that site design to correct these problems to increase the provided transitional screening yard to 25 feet in width, which staff believes satisfies the Plan's recommendation for extensive screening and buffering. Therefore, staff believes that this proposal is compatible with the abutting residential neighborhood.

Recommendations

Staff recommends that SE 2008-LE-013 be approved, subject to the development conditions contained in Attachment 1.

Staff recommends approval of a modification of the transitional screening along the southern property line, as depicted on the SE Plat.

Staff recommends approval of a waiver of the barrier requirement along the eastern property line as depicted on the SE Plat.

Staff recommends approval of a waiver of the loading space requirement.

Staff recommends approval of a modification of the trail requirement along Franconia Road.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed Development Conditions
2. Reduction of the Special Exception Plat revised September 26, 2008

PROPOSED DEVELOPMENT CONDITIONS

SE 2008-LE-013

October 9, 2008

If it is the intent of the Board of Supervisors to approve SE 2008-LE-013 located at 5511 and 5515 Franconia Road [Tax Map 81-4 ((4)) 6 and 7] for a drive-in financial institution and waiver of certain sign regulations pursuant to 7-607 and 9-620 of the Fairfax County Zoning Ordinance, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Chevy Chase Bank, 5511 Franconia Road" consisting of eight sheets, prepared by Bohler Engineering and dated January 15, 2008, as revised through August 13, 2008. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. Architectural elevations shall be in substantial conformance with those shown on the SE Plat. Materials shall be brick, synthetic stucco entablature and pediments, painted columns and trim as shown on the elevations in the SE Plat.
5. The two drive-in lanes shown on the SE Plat shall have a maximum of two ATM facilities.
6. The total amount of building-mounted signage shall be limited to a maximum of 105 square feet (SF) and shall be in substantial conformance with that shown on the elevations. No more than one sign, 35 SF in size, shall be permitted on each side of the proposed building and no sign shall be permitted on the southern side of the building. These signs shall consist of individual letters of internally illuminated red plastic. The free-standing sign shall be in conformance with Article 12 of the Zoning Ordinance.

ATTACHMENT 1

7. A landscape plan shall be submitted concurrent with each site plan submission and shall provide for the number and size of trees and plantings consistent with that shown on the SE Plat and the additional requirements of these conditions. Trees planted along Franconia Road and Gum Street, in the area near the existing overhead power lines, shall be chosen and planted such that these utility lines will not interfere with the viability and aesthetics of the trees. If smaller trees are required in that area, tree cover requirements shall be met with the smaller trees or with trees elsewhere onsite. The landscape plan shall be subject to the review and approval of Urban Forest Management (UFM).
8. All lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
9. At the time of site plan approval, or on demand (whichever occurs first) right-of-way for future improvements along Franconia Road and Gum Street, as shown on the SE Plat shall be dedicated to the Board of Supervisors in fee simple at no cost as shown on the SE Plat.
10. Prior to site plan approval, an interparcel access easement shall be recorded, as depicted on the SE Plat, to access the parcel to the west [Tax Map Parcel 81-4 ((4)) A].
11. A stormwater management and/or best management practices (SWM/BMP) facility, which may include the construction of an underground detention system (UDS) and filterra, shall be provided in accordance with the Public Facilities Manual (PFM) as determined by DPWES. Any required PFM modification shall be requested at the time of site plan to permit the reduction in size of the underground detention facility. If a modification of the PFM to permit the proposed stormwater management and/or best management practices as shown on the SE Plat is not granted by DPWES and SWM/BMP facilities in substantial conformance with the SE Plat cannot be provided, then a Special Exception Amendment (SEA) shall be filed to provide water quantity and/or quality control measures in accordance with the Public Facilities Manual (PFM) as determined by DPWES.
12. The hours of operation shall not exceed 9:00 am to 8:00 pm Monday through Saturday; however, ATMs may operate 24 hours a day, seven days a week.
13. In addition to the crosswalks shown on the SE Plat, a painted crosswalk shall be provided linking the parking spaces along the southern property line to the entrance of the financial institution. In addition, a second painted crosswalk shall be provided linking the parking spaces and the sidewalk to the entrance of the financial institution.
14. Prior to site plan approval, funds shall be escrowed for the future construction, by others, of the on-road bike lane along the site's Franconia Road frontage.

15. Registration with the United States Green Building Council (USGBC) shall be completed by the applicant and LEED (Leadership in Energy and Environmental Design) certification shall be applied for by the applicant.
16. A LEED[®]-accredited professional shall be included as a member of the design team. This professional will also be a professional engineer or architect licensed to practice in the Commonwealth of Virginia. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project so that the project will attain LEED certification. At the time of site plan submission, documentation shall be provided by the applicant to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) demonstrating compliance with the commitment to engage such a professional.
17. Prior to approval of the site plan for this building, a separate agreement shall be provided for this building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the PFM, in the amount of \$61,000. This escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED[®]-NC) rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification shall be sufficient to satisfy this commitment. The provision to the Environment and Development Review Branch of DPZ, within one year of issuance of the Non-Residential Use Permit (Non-RUP) for the building, of documentation from the U.S. Green Building Council that the building has attained LEED certification shall be sufficient to satisfy this commitment.
18. Prior to site plan approval or upon the demand of either Fairfax County or VDOT, whichever should first occur, right-of-way up to a width of 45 feet from the centerline along the Franconia Road frontage and right-of-way up to a width of 27.5 feet from the centerline along the Gum Street frontage shall be dedicated and conveyed in fee simple to the Board of Supervisors as shown on the SE Plat.
19. If documentation is provided by the applicant to the Environment and Development Review Branch of DPZ, within one year of issuance of the Non-RUP for the building, which demonstrates that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow shall be released to the applicant; the other 50% shall be released to Fairfax County and shall be posted to a fund within the county budget supporting implementation of county environmental initiatives.

Within one year of issuance of the Non-RUP for the building, if documentation fails to be provided by the applicant to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of certification by three points or less, the entirety of the escrow for that building shall be released to Fairfax County and shall be posted to a fund within the county budget supporting implementation of county environmental initiatives.

20. Prior to the issuance of the Non-RUP, Bicycle racks which accommodate parking for at least ten bicycles shall be installed in a location and type as approved by Fairfax County Department of Transportation (FCDOT).

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

The approval of this special exception does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

BOHLER



| NO. | DATE | DESCRIPTION |
|-----|---------|------------------|
| 1 | 1/15/20 | PRELIMINARY PLAN |
| 2 | 2/10/20 | REVISED PLAN |
| 3 | 3/05/20 | REVISED PLAN |
| 4 | 3/15/20 | REVISED PLAN |

NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION PLAN

CHEVY CHASE BANK

5311 FRANCONIA RD
FARMAS COUNTY
ALEXANDRIA, VA

BOHLER
ENGINEERS, ARCHITECTS & PLANNERS
1000 WOODBINE AVE
ALEXANDRIA, VA 22304
TEL: (703) 707-7000
FAX: (703) 707-7001
WWW.BOHLENGROUP.COM



EXISTING CONDITIONS PLAN & EVM
SHEET NUMBER: 2 OF 2

EVM - CHEVY CHASE BANK - PREPARED BY SHAWN T. FROST, CIA

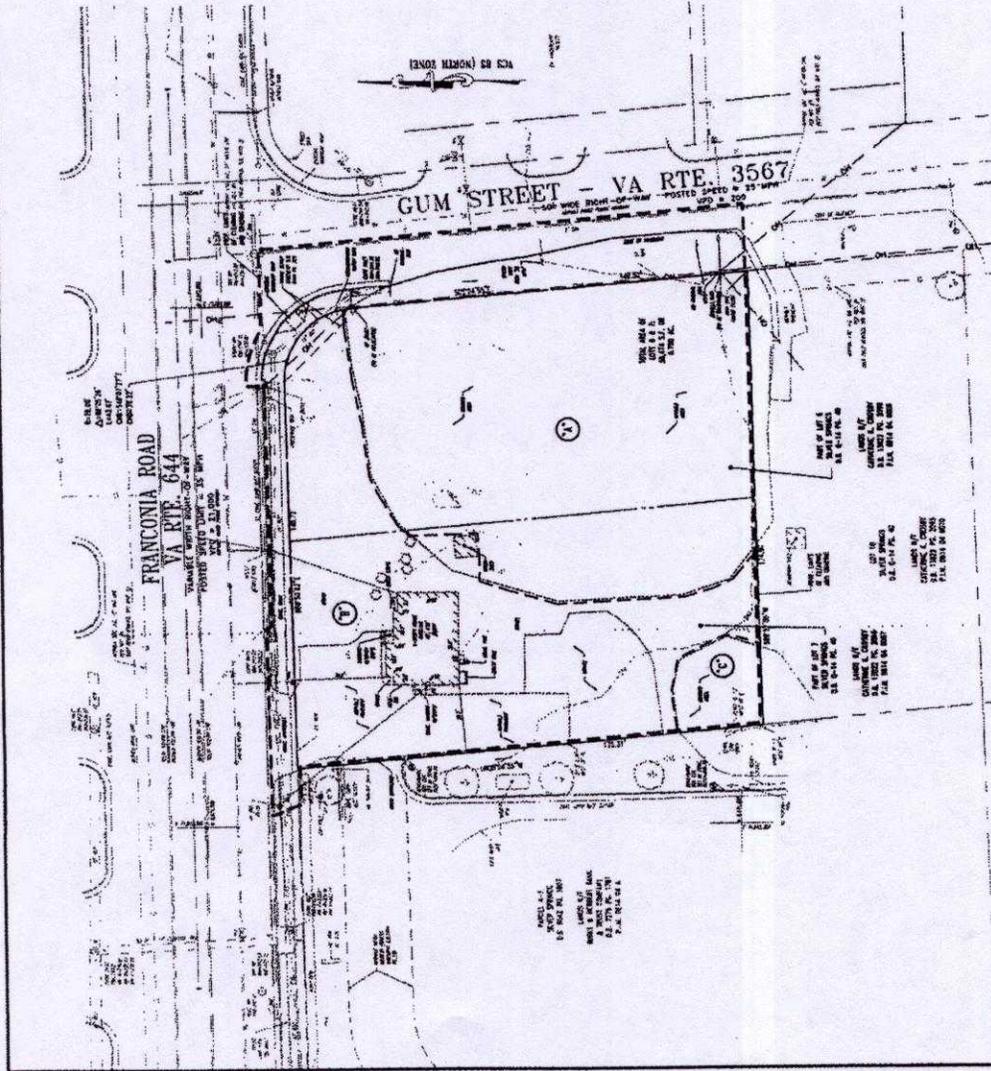
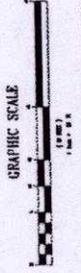
| NO. | DATE | DESCRIPTION |
|-----|---------|------------------|
| 1 | 1/15/20 | PRELIMINARY PLAN |
| 2 | 2/10/20 | REVISED PLAN |
| 3 | 3/05/20 | REVISED PLAN |
| 4 | 3/15/20 | REVISED PLAN |

EXISTING VEGETATION MAP LEGEND:

- COVER TYPE BOUNDARY
- UPLAND FOREST
- DEVELOPED LAND
- EXISTING TREES

NOTES:

- IN EXISTING MAPS, 1 FOOT SHALL BE EQUAL TO 1/4" UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE IN FEET.
- ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.



IF THE DEVELOPMENT OF THE PROJECT IS SUBJECT TO THE REGULATIONS AND REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY (EPA), THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE AGENCIES.

BOHLER

10000 BOHLER DRIVE
 FARMERSVILLE, VA 22434
 (540) 885-1111
 FAX (540) 885-1112



| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 10/15/03 | PRELIMINARY |
| 2 | 11/10/03 | REVISED |
| 3 | 12/15/03 | REVISED |
| 4 | 01/15/04 | REVISED |
| 5 | 02/15/04 | REVISED |

COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

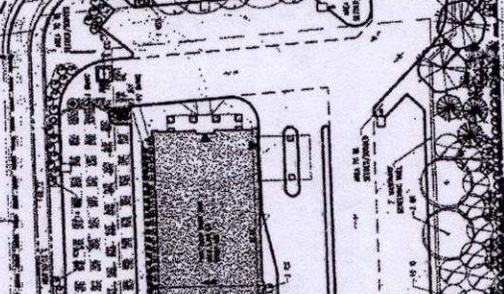
NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION

CHEVY CHASE BANK

| SECTION | DESCRIPTION | REQUIREMENTS | COMPLIANCE |
|---------|--------------|--------------|------------|
| 1.0 | GENERAL | ... | ... |
| 2.0 | PLANNING | ... | ... |
| 3.0 | DESIGN | ... | ... |
| 4.0 | CONSTRUCTION | ... | ... |

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 10/15/03 | PRELIMINARY |
| 2 | 11/10/03 | REVISED |
| 3 | 12/15/03 | REVISED |
| 4 | 01/15/04 | REVISED |
| 5 | 02/15/04 | REVISED |



FRANCONIA ROAD VA RTE. 644

GUM STREET - VA RTE. 3567

POSTED SPEED LIMIT 25 MPH

DATE: 02/15/04

SCALE: 1" = 40'

5011 FRANCONIA RD.
 FAIRFAX COUNTY
 STERLING, VA

BOHLER

THIS PLAN AND SPECIFICATIONS WERE PREPARED BY THE ENGINEER AND ARCHITECT ON BEHALF OF THE CLIENT AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL CITY, STATE AND FEDERAL REQUIREMENTS.

DATE: 02/15/04

PROJECT NO.: 04-01-001

THREE COVER CALCULATIONS

GROSS SITE AREA: 100,000 SQ. FT.

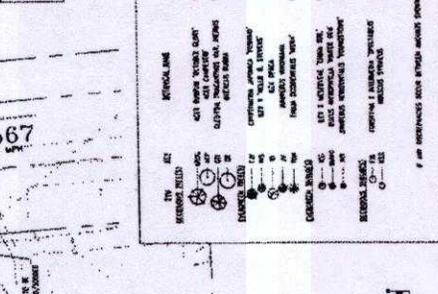
NET COVER REQUIRED: 10,000 SQ. FT.

AVAILABLE COVER: 12,000 SQ. FT.

DEFICIT: 2,000 SQ. FT.

LANDSCAPE SCHEDULE

| NO. | DESCRIPTION | QUANTITY | REMARKS |
|-----|-------------|----------|---------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |



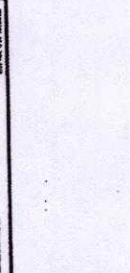
GRAPHIC SCALE

1" = 40'

THE ENGINEER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION OR THE COMPLETION OF THE PROJECT. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ENGINEER AND ARCHITECT. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PLAN OR SPECIFICATIONS. THE CLIENT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT SITE AND FOR THE PROTECTION OF THE PUBLIC. THE ENGINEER AND ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE PROTECTION OF THE PUBLIC.

LANDSCAPE PLAN

4 OF 1



MISS UTILITY

ALL UTILITIES TO BE DELETED FROM THIS PLAN.

IF ANY DISCREPANCIES EXIST BETWEEN THIS PLAN AND THE PLANS ON FILE, THE PLANS ON FILE SHALL CONTROL.

DATE: 02/15/04

SCALE: 1" = 40'

| | | |
|-------|---------|-----------------------|
| NO. 1 | DATE | DESCRIPTION |
| 1 | 10/1/78 | PRELIMINARY SWIM PLAN |
| 2 | 10/1/78 | PRELIMINARY SWIM PLAN |
| 3 | 10/1/78 | PRELIMINARY SWIM PLAN |
| 4 | 10/1/78 | PRELIMINARY SWIM PLAN |
| 5 | 10/1/78 | PRELIMINARY SWIM PLAN |

NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION PLAN

CHEVY CHASE BANK

BOHLER
ENGINEERS
11111 FRANCONIA RD.
VA

PRELIMINARY SWIM PLAN

5

OF 5



STORM WATER MANAGEMENT & BMP NARRATIVE

STORM WATER MANAGEMENT & BMP NARRATIVE

STORM WATER MANAGEMENT & BMP NARRATIVE

GENERAL ANALYSIS

GENERAL ANALYSIS

GENERAL ANALYSIS

MINIMUM STORMWATER INFORMATION FOR RESIDUAL SPECIAL EXCEPTION, SPECIAL PERMIT AND RETREATMENT PLAN APPLICATIONS

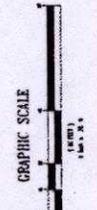
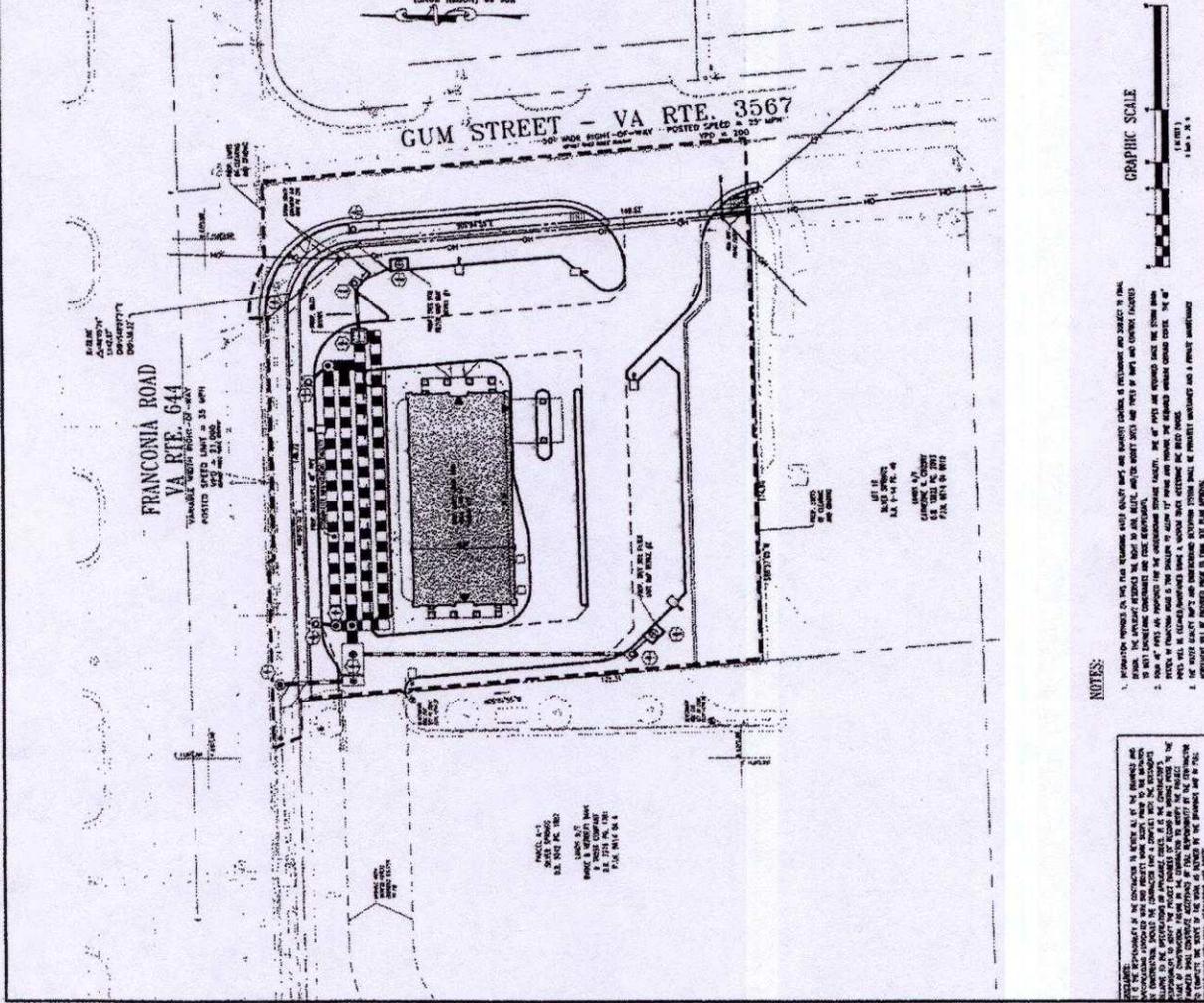
MINIMUM STORMWATER INFORMATION FOR RESIDUAL SPECIAL EXCEPTION, SPECIAL PERMIT AND RETREATMENT PLAN APPLICATIONS

| WATER QUALITY | WATER QUANTITY | WATER QUALITY | WATER QUANTITY |
|---------------|----------------|---------------|----------------|
| 1.0 | 1.0 | 1.0 | 1.0 |
| 2.0 | 2.0 | 2.0 | 2.0 |
| 3.0 | 3.0 | 3.0 | 3.0 |
| 4.0 | 4.0 | 4.0 | 4.0 |
| 5.0 | 5.0 | 5.0 | 5.0 |
| 6.0 | 6.0 | 6.0 | 6.0 |
| 7.0 | 7.0 | 7.0 | 7.0 |
| 8.0 | 8.0 | 8.0 | 8.0 |
| 9.0 | 9.0 | 9.0 | 9.0 |
| 10.0 | 10.0 | 10.0 | 10.0 |

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BOHLER
 ENGINEERS
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304
 (305) 555-1111
 FAX (305) 555-1112

| NO. | DATE | DESCRIPTION |
|-----|---------|------------------|
| 1 | 10/1/88 | PRELIMINARY PLAN |
| 2 | 10/1/88 | REVISIONS |
| 3 | 10/1/88 | REVISIONS |
| 4 | 10/1/88 | REVISIONS |
| 5 | 10/1/88 | REVISIONS |
| 6 | 10/1/88 | REVISIONS |
| 7 | 10/1/88 | REVISIONS |
| 8 | 10/1/88 | REVISIONS |
| 9 | 10/1/88 | REVISIONS |
| 10 | 10/1/88 | REVISIONS |

NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION PLAN NO.

CHEVY CHASE BANK

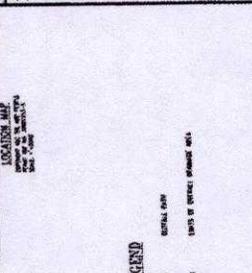
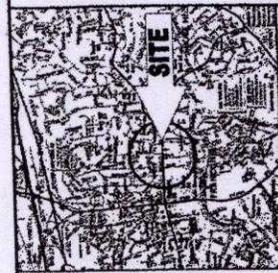
3011 PRINCETON RD.
 ARLING COUNTY
 ALEXANDRIA, VA

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DATE: 10/1/88
 PRELIMINARY SWM PLAN
 SHEET NO. 6
 OF 6



GENERAL NOTES

1. SWM CONTROL BY IMPERVIOUS SURFACE, REFERENCED MAP 11-1

MISS UTILITY

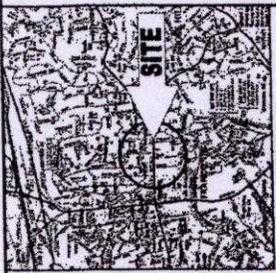


GRAPHIC SCALE
 1" = 100'



OVERALL DRAINAGE AREA: 478 ACRES

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ALEXANDRIA, VA

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2511 FREDERICKS RD.
ALEXANDRIA, VA

| NO. | REVISION | DATE |
|-----|----------------------|----------|
| 1 | ISSUED FOR PERMITS | 11/15/00 |
| 2 | REVISED PER COMMENTS | 11/15/00 |
| 3 | REVISED PER COMMENTS | 11/15/00 |
| 4 | REVISED PER COMMENTS | 11/15/00 |
| 5 | REVISED PER COMMENTS | 11/15/00 |
| 6 | REVISED PER COMMENTS | 11/15/00 |
| 7 | REVISED PER COMMENTS | 11/15/00 |
| 8 | REVISED PER COMMENTS | 11/15/00 |
| 9 | REVISED PER COMMENTS | 11/15/00 |
| 10 | REVISED PER COMMENTS | 11/15/00 |

NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION PLAN

CHEVY CHASE BANK

2511 FREDERICKS RD.
ALEXANDRIA, VA

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2511 FREDERICKS RD.
ALEXANDRIA, VA

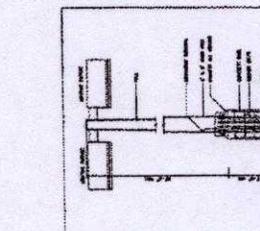
2511 FREDERICKS RD.
ALEXANDRIA, VA

BOHLER

2511 FREDERICKS RD.
ALEXANDRIA, VA

LOCATION MAP

2511 FREDERICKS RD.
ALEXANDRIA, VA



NOT APPROVED FOR CONSTRUCTION

SPECIAL EXCEPTION PLAN

CHEVY CHASE BANK

2511 FREDERICKS RD.
ALEXANDRIA, VA

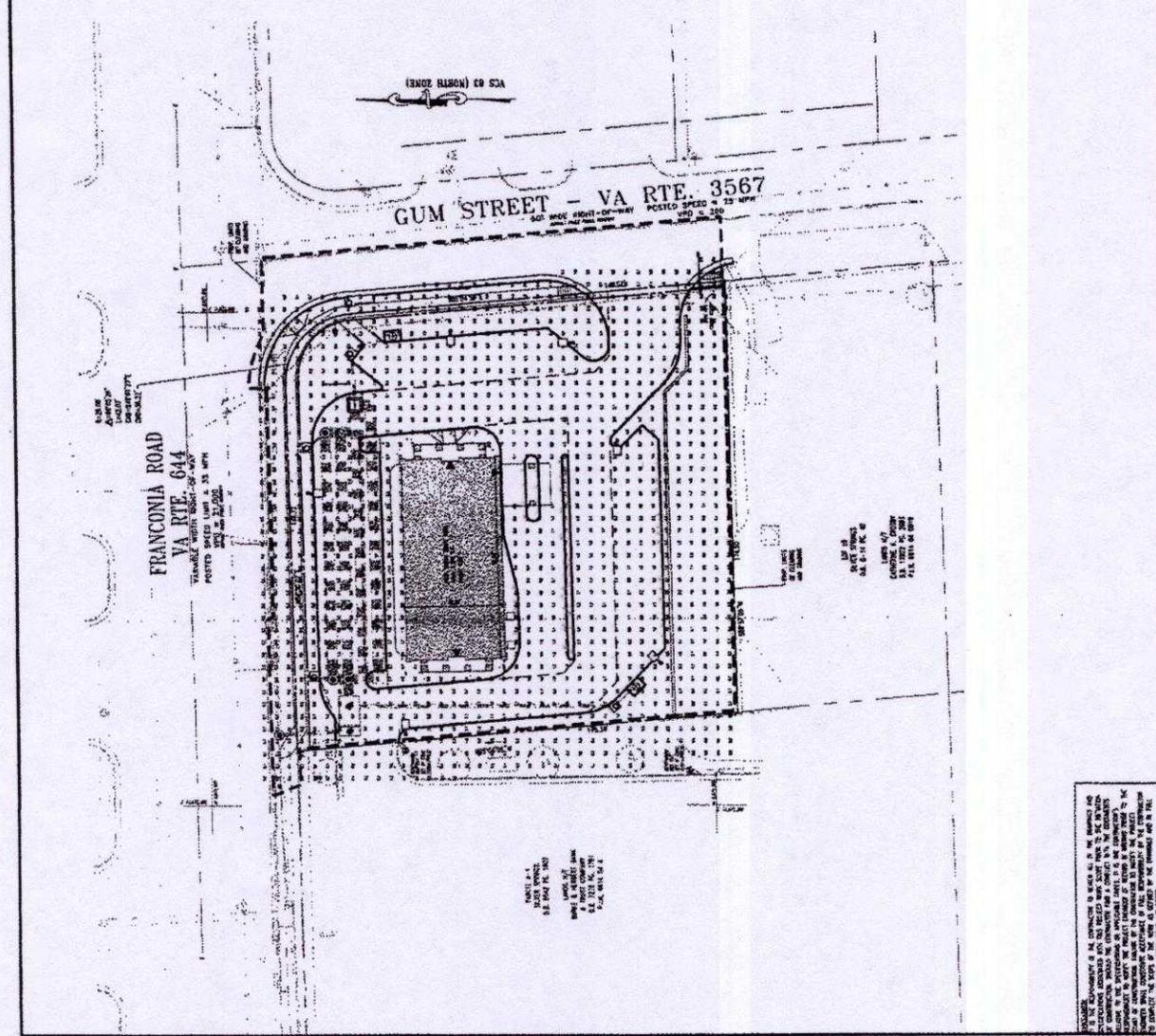
BOHLER

2511 FREDERICKS RD.
ALEXANDRIA, VA

2511 FREDERICKS RD.
ALEXANDRIA, VA

BOHLER

2511 FREDERICKS RD.
ALEXANDRIA, VA



- NOTES:**
1. STRUCTURE TO BE BUILT AS SHOWN EXCEPT FOR THE DIMENSIONS AND FINISHES AS NOTED.
 2. USE THE EXISTING CURB AND GUTTER AS SHOWN ON THE PLAN. THE EXISTING CURB AND GUTTER SHALL BE MAINTAINED AND NOT TO BE RELOCATED.
 3. EXISTING UTILITIES SHALL BE MAINTAINED AND NOT TO BE RELOCATED.

MISS UTILITY



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BOHLER ENGINEERING

BOHLER ENGINEERING, INC.
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202
 PHONE: (303) 733-1100
 FAX: (303) 733-1101
 WWW: WWW.BOHLENERG.COM

OWNER: CHEVY CHASE BANK
 PROJECT: CHEVY CHASE BANK
 ADDRESS: 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, COLORADO 80202

DATE: 08/14/08

BY: [Signature]

SCALE: AS SHOWN

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------------|
| 1 | 08/14/08 | ISSUED FOR PERMIT |
| 2 | | |
| 3 | | |
| 4 | | |
| 5 | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |

NOT APPROVED FOR CONSTRUCTION

SPECIAL EXEMPTION PLAN

CHEVY CHASE BANK

BOHLER ENGINEERING



BUILDING ELEVATIONS
 SHEET NUMBER: 8
 OF 8

Side Elevation (Left): CHEVY CHASE BANK

Side Elevation (Right): CHEVY CHASE BANK

Front Elevation (Top): CHEVY CHASE BANK

Front Elevation (Bottom): CHEVY CHASE BANK

Scale: 1/8" = 1'-0"

MISS UTILITY

DO NOT REMOVE OR DESTROY THIS SIGN. IT IS THE PROPERTY OF MISS UTILITY. IT IS TO BE KEPT IN PLACE AT ALL TIMES. IF IT IS DAMAGED OR DESTROYED, IT SHALL BE REPLACED AT THE OWNER'S EXPENSE.

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL UTILITIES AND OBSTRUCTIONS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND OBSTRUCTIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND OBSTRUCTIONS TO ORIGINAL CONDITION OR BETTER AFTER CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES AND OBSTRUCTIONS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES AND OBSTRUCTION OWNERS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES AND OBSTRUCTIONS DURING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING ALL UTILITIES AND OBSTRUCTIONS TO ORIGINAL CONDITION OR BETTER AFTER CONSTRUCTION IS COMPLETE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCESS TO ALL UTILITIES AND OBSTRUCTIONS AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITIES AND OBSTRUCTION OWNERS PRIOR TO CONSTRUCTION.